

## DOWNTOWN NORTH QUARTERLY BROWNFIELDS NEWSLETTER

### SUMMARY

#### Welcome!

We are happy to bring you the Downtown North Quarterly Brownfields Newsletter. This publication will help keep local residents and other interested parties up to date on Brownfields redevelopment activities in Downtown North. Hard copies will be available for review at the *Lawson McGhee Library*. An online version is available at [www.cityofknoxville.org/downtownnorth/brownfield.asp](http://www.cityofknoxville.org/downtownnorth/brownfield.asp)

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In this Seventh Edition of the Newsletter, we will review the City's progress during the last three months to address brownfields redevelopment in the Downtown North Neighborhood. The information presented in this issue is a summary of activities that was presented during the Project Team Meeting held at St. John's Lutheran Church at 4 p.m. on May 1st. After reviewing this newsletter, please call the City of Knoxville's Office of Redevelopment if you have any questions or comments. And remember, our next Project Team Meeting is August 7th, 2014.

### COMPLETED PHASE II ENVIRONMENTAL SITE ASSESSMENTS

The City's consultant, S&ME, completed the following Phase II Environmental Site Assessment (ESA) during the previous quarter:

#### Historic Knoxville High Property

Assessment activities were completed on November 19, 2013 and included sampling of surface and subsurface soils, groundwater, soil gas, asbestos and lead-based paint. Phase II and asbestos and lead-based paint reports summarizing the results of the investigations were completed on February 6th and 10th, 2014.



Old Knoxville High Property—101 E. Fifth Avenue

### PHASE II ENVIRONMENTAL SITE ASSESSMENTS IN PROGRESS

The following properties are part of ongoing Phase II Environmental Site Assessments within the Downtown North project area:

- **Former Auto Sales and Service Property** — 835 N. Central Street – Phase II Field Work Completed
- **Former Southern Linen Property** - 1013 N. Central Street. – Phase II Field Work Completed
- **Former Lindsay Texaco Property** - 1101 N. Central Street. – Phase II Field Work Completed
- **Former Sanitary Laundry Properties** - 625 N. Broadway/ 750 Stone Street. – Pending Access for 725 Stone



Former Auto Sales & Service Property—835 N. Central Street

As part of the Phase II ESA, there are a number of sampling procedures used to assess environmental conditions relative to soil, soil gas and ground water. Below are two examples:

Groundwater monitoring wells are used to assess water quality/conditions below the surface of the subject properties. These monitoring wells are able to detect potential constituents of concern that exist, such as mercury and barium, and their respective concentrations. They're often placed in close vicinities to formerly used above ground storage tanks (AST) and underground storage tanks (UST) and other areas on the property where hazardous materials are thought to be pre-



Former Southern Linen Property—1013 N. Central Street

sent as a result of previous industrial or commercial operations.

Borings are often installed on subjected properties as a way to assess soil conditions. These are often installed close to formerly used ASTs and USTs and in close proximity to other known or suspected areas where activities involving hazardous materials/petroleum took place, such as an auto repair garage.



Former Lindsay Texaco Property—1101 N. Central Street



Former Sanitary Laundry Property—625 N. Broadway

Once all sampling is complete, assessment data will be compiled in Phase II ESA Reports.

## PROPOSED PHASE II ENVIRONMENTAL SITE ASSESSMENT OPPORTUNITIES

### Former Knox Tenn Properties

- N. Central St.
- Irwin St.
- Bernard Ave.

#### Phase II ESA Opportunities – Irwin St.

- Assess soil and groundwater in areas of concern noted in the Phase I ESA, i.e. oil/water separator/sump, stained surface areas.
- Address potential vapor intrusion concerns by performing soil gas testing.



Knox Tenn Rental & Sales Co.—Irwin Street

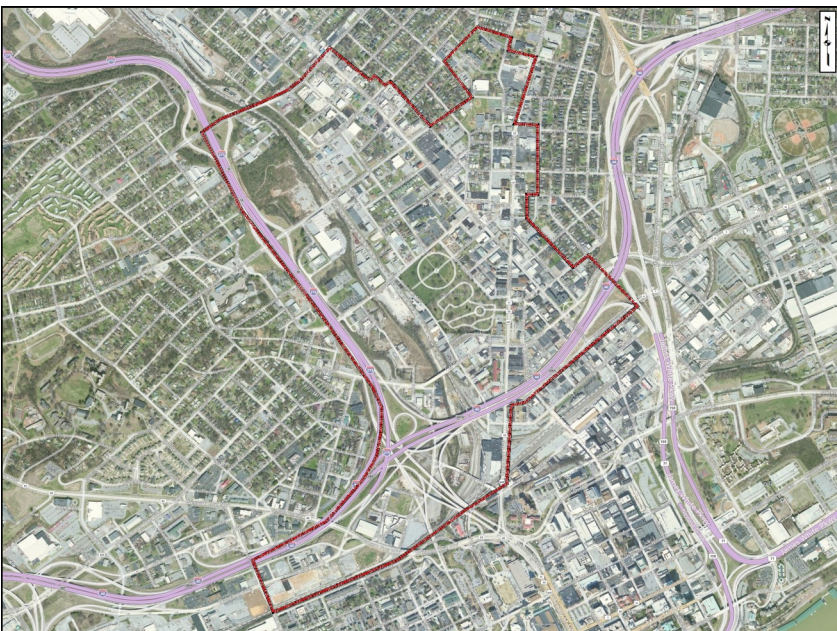
#### Phase II ESA Opportunities – Bernard Ave.

- Assess soil and groundwater in areas of concern noted in the Phase I ESA, i.e. oil storage areas, stained surface areas.
- Address potential vapor intrusion concerns by performing soil/subslab gas testing.

### Next Steps

- Obtain Final Approval from EPA for Site Specific Quality Assurance Project Plans (SSQAPP)
- Implement Phase II ESA and Compile Assessment Data in Phase II ESA Reports.

## DOWNTOWN NORTH BROWNFIELDS PROJECT AREA



## UPCOMING EVENTS

### Next Project Team Meeting Date:

August 7, 2014

The Project Team Meeting date is scheduled for 4 p.m. at St. John's Lutheran Church, located at 544 N. Broadway